

STAFF REPORT

Meeting Date: March 19, 2003

LAFCO CASE

NAME AND NO: 03-01 City of Camarillo Reorganization – Jet Ski No. 2

PROPOSAL: Reorganization of the City of Camarillo to annex ten parcels and a portion of Mesa Drive into the City of Camarillo and the Camarillo Sanitary District, and detach the parcels from the Ventura County Resource Conservation District to accommodate existing and new residential uses.

PROPONENT: City of Camarillo by resolution.

SIZE: 11.83 acres

LOCATION: The site is south of Mesa Drive, and includes the addresses of 282, 284, 314, 360, 386, 414, 424, 462, and 488 Mesa Drive in the unincorporated area of the County of Ventura. All parcels are within the City of Camarillo's and the Camarillo Sanitary District's spheres of influence.

ASSESSOR'S

PARCEL NOS: 151-0-130-045, -055, -065, -075; 151-0-140-015, -025, -035, -045.

NOTICE: This matter has been noticed as a public hearing prescribed by law.

RECOMMENDATIONS:

Adopt the attached resolution (LAFCO 03-01) making determinations and approving the City of Camarillo Reorganization – Jet Ski No. 2 and accepting the Notice of Exemption filed by the City of Camarillo.

COMMISSIONERS AND STAFF

COUNTY:
Steve Bennett
Kathy Long
Alternate:
Linda Parks

CITY:
John Zaragoza, Vice Chair
Evaristo Barajas
Alternate:
Don Waunch

SPECIAL DISTRICT:
Jack Curtis
Dick Richardson
Alternate:
Ted Grandsen

PUBLIC:
Louis Cunningham, Chair
Alternate:
Kenneth M. Hess

EXECUTIVE OFFICER:
Everett Millais

PLANNER III:
Hollie Brunsky

CLERK:
Debbie Schubert

LEGAL COUNSEL:
Noel Klebaum

GENERAL ANALYSIS:

1 Land Use:

A. Site Information:

	Land Use	Zone District Classification	General Plan Designation
Existing	8 SFD's/Residential	County: RE-20 (Rural Exclusive, 20, 000 square foot minimum)	County: Existing Community/ Urban Reserve Overlay City: Low Density Residential
Proposed	No Change (However, many of the lots have the potential to be divided into smaller lots).	City: RE-20 (Rural Exclusive, 20, 000 square foot minimum)	City: Low Density Residential

B. Surrounding Land Uses and Zoning and General Plan Designations

	Land Use	Zone District Classification	General Plan Designation
North	SFD/Residential	County: RE-20	County: Existing Community/ Urban Reserve Overlay
South	SFD/Residential	City: RPD-4U (Residential Planned Development, 4 units/acre)	City: Low Density Residential
East	SFD/Residential	County: RE-20	County: Existing Community/ Urban Reserve Overlay
West	SFD/Residential	County: RE-20	County: Existing Community/ Urban Reserve Overlay

C. Topography, Natural Features and Drainage:

Each parcel is relatively flat with a slope of approximately five percent. There are no significant land features on any of the parcels.

D. Conformity with Plans:

The proposal consists of ten assessor's parcels that are nine legal lots. The proposal is within the City of Camarillo's Sphere of Influence and the Camarillo Sanitary District's Sphere of Influence. The proposal area is contiguous with the City of Camarillo.

The residential uses of all parcels are consistent with the City of Camarillo's Low Density Residential General Plan designation.

2. Impact on Prime Agricultural Land, Open Space and Agriculture:

All parcels are located in an urbanized area, are zoned for residential development and have existing development. There are no agricultural uses on the parcels, nor any surrounding agricultural uses.

The parcels are located within the SOAR and CURB boundaries for the City of Camarillo. The parcels are not considered open space or located within a greenbelt.

There will be no impact on agricultural or open space lands.

3. Population:

Each parcel contains one single-family residence. According to the County of Ventura Registrar of Voters, there are 11 registered voters in the proposal area. As there are less than 12 registered voters, the proposal area is considered to be uninhabited.

4. Services and Controls – Need, Cost, Adequacy and Availability:

City of Camarillo

Upon annexation the City has represented that the full range of City services, including retail water services, drainage, law enforcement, parks and street lighting will be provided.

Camarillo Sanitary District

Upon annexation the parcels involved would be able to connect to the District. The District has indicated that its services can be extended immediately as

requested. The landowner(s) would finance all necessary improvements and connections to the District. Sanitary sewer services will be paid for by connection charges and residential user fees.

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have been received from the proponent.

6. Assessed Value, Tax Rates and Indebtedness:

The parcels are presently within tax rate area 75005 (\$1.082924). Upon completion of this reorganization the parcels will be assigned to a new tax rate area.

The assessed land value of each parcel per the 2002-2003 tax roll is:

APN: 151-0-130-055	\$ 69,682
APN: 151-0-130-065	\$ 35,638
APN: 151-0-130-075	\$ 38,144
APN: 151-0-130-105	\$ 19,240
APN: 151-0-130-115	\$ 19,240
APN: 151-0-140-015	\$ 126,866
APN: 151-0-140-025	\$ 121,580
APN: 151-0-140-035	\$ 38,144
APN: 151-0-140-045	\$ 32,825
TOTAL:	\$ 501,359

7. Environmental Impact of the Proposal:

The City of Camarillo is the lead agency for this proposal. The City prepared and certified a Mitigated Negative Declaration (#2002-15) pursuant to Section 15070 of the State CEQA Guidelines. The MND proposes mitigation measures in the following areas to lessen any environmental impacts so that they can be considered less than significant:

- *Police Services* – Cumulative impacts to police facilities.
- *Schools* – New development will have impact on schools.

The MND was made available for review at the Ventura LAFCO office and will be available at the LAFCO meeting for review.

8. Regional Housing Needs

As the City of Camarillo's Housing Element has not been approved by the State of California's Housing and Community Development Department, LAFCO cannot assess whether the proposal would meet regional housing needs. There is no new construction of residential units proposed as part of this reorganization. However, the lots are pre-zoned for 20,000 square foot minimum lots. Many of the lots have the potential of being parcelized into smaller lots which could create more housing.

9. Landowner and Annexing Agency Consent:

There are two landowners not consenting to the proposal. The landowners at 386 Mesa Drive (APN 153-0-130-075) and 488 Mesa Drive (151-0-140-045) have not consented to the proposal. As there is not full consent of all the landowners involved in the proposal, the proposal is subject to conducting authority proceedings. Authority to conduct the protest proceeding has been delegated to the LAFCO Executive Officer. The Executive Officer will schedule and notice the proceedings as required by law. The Executive Officer must make findings regarding the value of any written protests filed and either terminate the proceedings or order the reorganization.

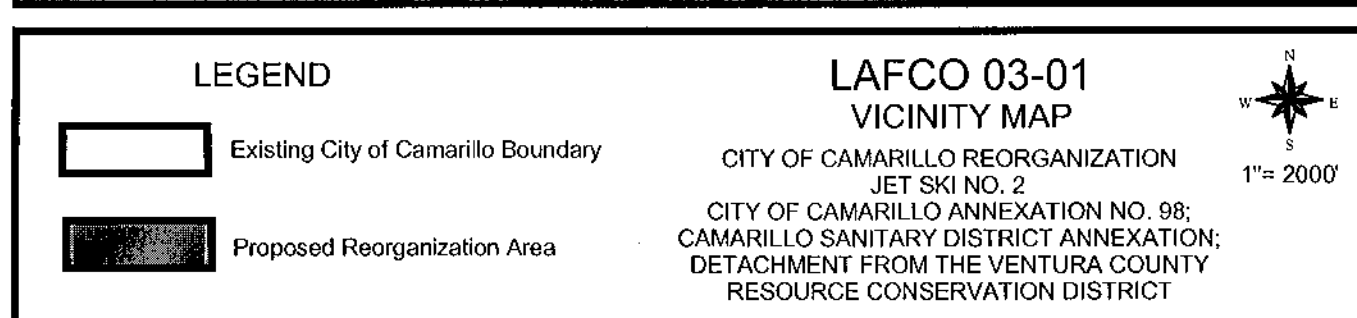
ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted, wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, AICP, Planner III

BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
(2) LAFCO 03-01 Resolution



LAFCO 03-01

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF CAMARILLO
REORGANIZATION – JET SKI NO. 2; ANNEXATION TO
THE CITY OF CAMARILLO; ANNEXATION TO THE
CAMARILLO SANITARY DISTRICT; DETACHMENT
FROM THE VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT.**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the public hearing by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on March 19, 2003, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

WHEREAS, proof has been given to the Commission that the affected territory has less than 12 registered voters and is considered uninhabited; and

WHEREAS, not all property owners have consented to the proposal; and

WHEREAS, information satisfactory to the Commission has been presented that all agencies having land detached within the affected territory have given their written consent for the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated March 19, 2003 is adopted.
- (2) Said Reorganization as set forth in Exhibit A and attached hereto is hereby approved subject to conducting authority proceedings as prescribed in Government Code Sections 57000 to 57090.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 03-01 – CITY OF CAMARILLO REORGANIZATION –
JET SKI NO. 2**

- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.
- (6) The Commission has reviewed and considered the information contained in the Mitigated Negative Declaration and adopts the lead agency's Mitigation Measures and makes a specific determination that the significant issues and proposed Mitigation Measures as adopted by the lead agency adequately address the project [Section 15070 et al].
- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under Section 15075.
- (8) The Commission determines that the project is in compliance with Government Code Section 56741 as the territory to be annexed is located within one county and is contiguous with the boundaries of the City of Camarillo.
- (9) The Executive Officer is hereby directed to conduct protest proceedings in accordance with Government Code Section 57050.

- (10) The Commission hereby delegates to the Executive Officer the authority to determine the amount of the protest pursuant to Government Code Section 57075 and to order the completion of proceedings so long as the amount of any written protests received is by owners who own less than 50 percent of the total assessed value of land within the affected territory.

This resolution was adopted on March 19, 2003.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

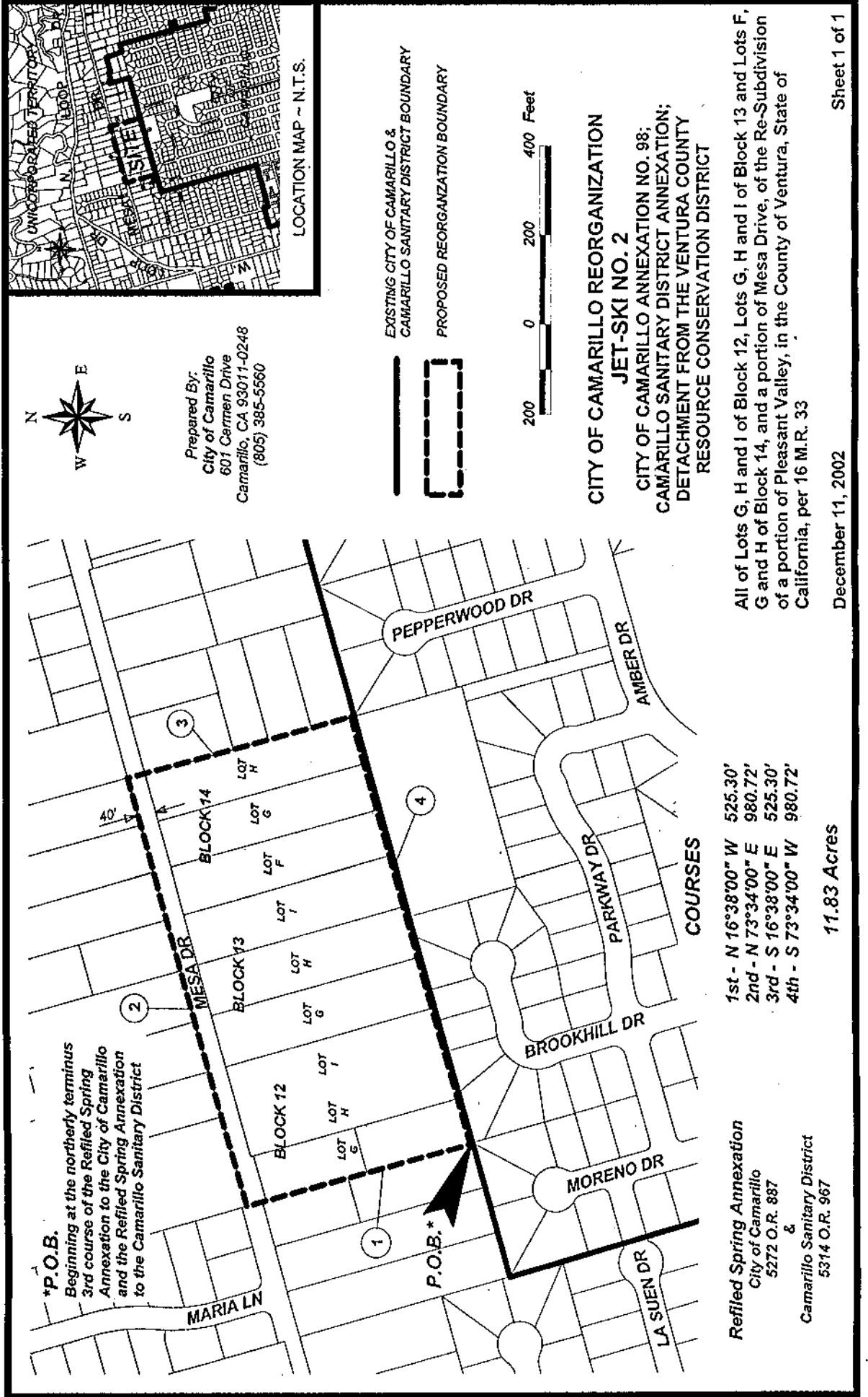
Copies: City of Camarillo
Camarillo Sanitary District
Ventura County Resource Conservation District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Roll Rawlins*

Date: 2/27/03

03-01



03-01

**CITY OF CAMARILLO REORGANIZATION
JET-SKI NO. 2**

**CITY OF CAMARILLO ANNEXATION NO. 98;
CAMARILLO SANITARY DISTRICT ANNEXATION;
DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT**

All of Lots G, H and I of Block 12, Lots G, H and I of Block 13 and Lots F, G and H of Block 14, and a portion of Mesa Drive, of the Re-Subdivision of a portion of Pleasant Valley, in the County of Ventura, State of California, as shown on the map recorded in the office of the County Recorder in Book 16, Page 33 of Miscellaneous Records, described as follows:

Beginning at the southwesterly corner of said Lot G of said Block 12, said corner being the northerly terminus of the 3rd course of the Refiled Spring Annexation to the City of Camarillo as shown and described in the Certificate of Completion recorded on November 30, 1978 in the office of said County Recorder in Book 5272, Page 887 of Official Records, said point also being the northerly terminus of the 3rd course of the Refiled Spring Annexation to the Camarillo Sanitary District as shown and described in the Certificate of Completion recorded on January 29, 1979 in the office of said County Recorder in Book 5314, Page 967 of Official Records; thence, leaving the existing boundary of said City and District along the westerly line of said Lot G of said Block 12 and the northerly prolongation thereof,

- 1st - North 16°38'00" West 525.30 feet to the northerly line of said Mesa Drive as shown on said map of the Re-Subdivision of a portion of Pleasant Valley; thence, along said northerly line,
- 2nd - North 73°34'00" East 980.72 feet to the northerly prolongation of the easterly line of said Lot H of said Block 14; thence, along said prolongation and easterly line,
- 3rd - South 16°38'00" East 525.30 feet to the southeasterly corner of said Lot H of said Block 14, said corner being in the existing boundary of said City of Camarillo and said Camarillo Sanitary District; thence, along the southerly line of said Blocks 14, 13 and 12 along said existing City and District boundary
- 4th - South 73°34'00" West 980.72 feet to the point of beginning and containing 11.83 acres.

*The Ventura County Surveyor's office of the Public
Works Agency certifies this map and legal
description to be definite and certain.*

02-22 LEG.doc ~ 12/11/02

Certified by: *Jell Rawlins*

Date: *2/27/03*